

OWNERS CERTIFIC ATE

STATE OF TEXAS COUNTY OF COLLIN CITY OF FRISCO

WHEREAS Creekside Land Company, Ltd. is the owner of a tract of land situated in the City of Frisco, Collin County, Texas out of the George Wilcox Survey, Abstract 973 and being part of a 81.742 acre tract of land conveyed to Creekside Land Company, Ltd. according to the deed filed for record in Volume 5505, Page 3694, Deed Records, Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the east right of way line of Preston Road (State Highway 289) (variable-width right of way), the most westerly northwest corner of said 81.742 acre tract, also being the southwest corner of Lot 2, Block A, Panther Creek on Preston according to the plat thereof recorded in Volume 2008, Page 259, Map Records, Collin County, Texas;

THENCE, seconds **THENCE**, continuing along said common line, seconds East, a distance of 53.40 feet; departing said east right of acre tract, the south line of acre tract, the south line of acre tract, a distance of continuing along said common line, East, a distance of 44.39 feet; continuing along said common line, East, a distance of 55.89 feet; continuing along said common East, a distance of 30.28 feet, of way line, along the north said Lot 2, Block A, North of 4.03 feet; line, North North South 63 67 degrees, degrees, degrees, degrees, 9 30 38 line of 54 degrees, minutes, minutes, said 06

THENCE, seconds continuing along said common line, East, a distance of 111.50 feet; continuing along said common line, East, a distance of 138.55 feet; continuing along said common line, East, a distance of 268.99 feet; continuing along said common West, a distance of 60.67 feet; North North 55 degrees, 55 degrees, degrees, 49 12 54

THENCE, North 53 degrees, 23 minutes, 57 seconds East, a distance to a point, the southeast corner of said Lot 2, Block A; **THENCE**, continuing along said common line, seconds East, a distance of 81.87 feet; continuing along said common line, East, a distance of 76.93 feet; North North 37 degrees, 50 degrees, 40 16 of minutes, 219.15

THENCE, South 67 degrees, 57 minutes, 43 seconds East, a distance to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199"; **THENCE,** North 89 degrees, 29 minutes, 26 seconds East, a distance of to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199"; **THENCE**, South 07 degrees, 43 minutes, 38 seconds East, a distance to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199"; departing said common line, South 68 degrees, 44 minutes, distance of 140.93 feet to a 5/8" iron rod set with plastic 5199"; 0f 51.93 40.28 37 cap feet feet feet

THENCE, South 47 degrees, 29 minutes, 21 seconds East, a to a 5/8" iron rod set with plastic cap stamped "R.P.L. of a non-tangent curve to the right; **THENCE**, North 89 degrees, 51 minutes, 42 seconds East, a distance to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199"; **THENCE**, South 12 degrees, 38 minutes, 31 seconds East, a distance to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199"; distance of 306.51 feet S. 5199", the beginning 0f 76.56 91.54 feet feet

THENCE, along aminutes, 03 achord bearing of 56.89 feet **THENCE**, South 43 degrees, 42 minutes, 15 seconds East, a distance to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199"; **THENCE**, North 46 degrees, 17 minutes, 45 seconds East, a distance to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199"; said curve to the right through a central angle of 05 degrees, 13 seconds, a radius of 625.00 feet, an arc length of 56.91 feet, a of North 43 degrees, 41 minutes, 13 seconds East, a chord distance to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199"; of 50.00 of feet

THENCE, along said curve to the left through a central angle of 00 degrees, 54 minutes, 49 seconds, a radius of 575.00 feet, an arc length of 9.17 feet, a chord bearing of South 45 degrees, 50 minutes, 20 seconds West, a chord distance of 9.17 feet to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199"; **THENCE**, South 46 degrees, 17 minutes, to a 5/8" iron rod set with plastic of a tangent curve to the left;

45 seconds West, a cap stamped "R.P.L.

distance of 53.15 feet S. 5199", the beginning

THENCE, South 51 degrees, 52 minutes, 43 seconds East, a distance of 155.39 feet to a 1/2" iron rod found with plastic cap stamped "D.A.A." in the northwest line of Block A, The Village at Panther Creek Phase One according to the plat thereof recorded in Cabinet P, Page 389, Map Records, Collin County, Texas, the beginning of a non-tangent curve to the left; West,
West,
West,
a chord distance of 439.22 feet to a 1/2" iron rod found
stamped "D.A.A.", the northeast corner of Lot 9, Block D,
according to the plat thereof recorded in Cabinet Q, Page
Collin County, Texas; **THENCE**, along said Block A, along said curve to the left through a of 10 degrees, 40 minutes, 32 seconds, a radius of 2360.71 feet, and for the degrees, 42 minutes, 32 seconds, a radius of 2360.71 feet, and for the degrees of 439.86 feet, a chord bearing of South 33 degrees, 42 minutes, where with pla Latera F 34, Map a central angle , an arc length s, 24 seconds plastic cap a Phase One Map Records,

THENCE, along the northeast seconds West, a distance of stamped "R.P.L.S. 5199" in (50' right of way); line of said Lot 9, North 57 degrees, 12 minutes, 04 217.05 feet to a 5/8" iron rod set with plastic cap the northwest right of way line of Vita Dolce Drive

along said northwest right of way line, South 32 degrees, 47 minutes, 56 West, a distance of 129.75 feet to a 5/8" iron rod set with plastic cap "R.P.L.S. 5199", the beginning of a tangent curve to the right;

THENCE, continuing along said northwest right of way line, along said curve the right through a central angle of 26 degrees, 48 minutes, 24 seconds, radius of 275.00 feet, an arc length of 128.66 feet, a chord bearing of South degrees, 12 minutes, 08 seconds West, a chord distance of 127.49 feet to a 5 iron rod set with plastic cap stamped "R.P.L.S. 5199";

continuing along said northwest right of way line, South 59, 20 seconds West, a distance of 60.35 feet to a 5/8" iron cap stamped "R.P.L.S. 5199";

THENCE, continuing along said northwest right of way line, North 80 minutes, 58 seconds West, a distance of 84.92 feet to a 5/8" iron replastic cap stamped "R.P.L.S. 5199"; continuing along said northwest right of way line, 32 seconds West, a distance of 45.95 feet to a 5 cap stamped "R.P.L.S. 5199"; South 71 /8" iron r degrees, 45 rod set with

THENCE, continuing along said northwest right of way line, North 50 minutes, 08 seconds West, a distance of 66.47 feet to a 5/8" iron plastic cap stamped "R.P.L.S. 5199", the beginning of a non-tangent left;

degrees, rod set v

tο

THENCE, along said north through a central angle 825.00 feet, an arc lenge 44 minutes, 37 seconds W set with plastic cap stam ERS CERTIFICATE

of way line, along said curve to grees, 14 minutes, 54 seconds, a refeet, a chord bearing of North 46 and distance of 61.16 feet to a 5/8". S. 5199";

THENCE, along said nort said Latera Phase One acdistance of 130.16 fe OWNERS CERTIFICATE

orthwest right of way line, along said curve to angle of 04 degrees, 14 minutes, 54 seconds, a length of 61.17 feet, a chord bearing of North 43 West, a chord distance of 61.16 feet to a 5/8 stamped "R.P.L.S. 5199";

orthwest right of way line, the north line of a addition, South 42 degrees, 31 minutes, 17 second of the stamped to a 5/8" iron rod set with plastic of the stamped to a 5/8" iron rod set with plastic of the stamped to a 5/8" iron rod set with plastic of the stamped to a 5/8 iron rod set with plastic of the 5 to the left a radius of 1 46 degrees, 5/8" iron rod

continuing along a distance of 63.6 5.5199"; said Block B, South 79 degrees, 18 60 feet to a 5/8" iron rod set with

THENCE, West, "R.P.L. လ မ continuing along distance of 156.4 5199"; | said Block B, South 89 degrees, 02 41 feet to a 5/8" iron rod set with minutes, 25 plastic cap

THENCE, West, "R P L THENCE, West, "R.P.L. လ မ o a continuing along distance of 48.3 continuing distance c along of 62. | said Block B, North 43 degrees, 43 37 feet to a 5/8" iron rod set with | said Block B, North 80 degrees, 17 04 feet to a 5/8" iron rod set with

continuing along distance of 132.3

THENCE, West, "R.P.L. e, continuing along a distance of 115.9 ..S. 5199"; continuing along a distance of 68.2 5. 5199"; id Block B, North 57 degrees, 55 m feet to a 5/8" iron rod set with p id Block B, South 27 degrees, 40 m feet to a 5/8" iron rod set with p id Block B, South 46 degrees, 33 m feet to a 5/8" iron rod set with p $\nabla \equiv$

THENCE, South 23 degrees to a 5/8" iron rod set w 39.3 (ith plastic cap stamped "R.P.L.S. 5199"; 19 In the stamped "R.P.L.S. 5199"; 19 In the stamped "R.P.L.S. 5199"; 10 In the stamped "R.P.L.S. 5199"; 10 In the standard of said Preston Road;

continuing along a distance of 65.2 3. 5199" in the eas

THENCE, along said east right of way line, North 00 degrees, 58 minutes, 34 seconds West, a distance of 420.66 feet to a the POINT OF BEGINNING and containing 952,382 square feet or 21.8637 acres of land, more or less.

OWNERS CERTIFICATE (PRIVATE STREETS)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Creekside Land Company, Ltd. acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating and herein above described property as LATERA PHASE 2-A, an addition to the City of Frisco, Collin County, Texas, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. Creekside Land Company, Ltd. The streets and alleys shown thereon. Creekside Land Company, Ltd.

The Streets and alleys are private streets and alleys and are dedicated to the City of Frisco as Access, Utility, and Drainage Essencis. The City has no reconsistintly or limitality to make any repair to such streets and alleys are private streets and alleys and are dedicated to the control of the city of Frisco, as presently the sole responsibility for make any control of the city of Frisco, as presently the sole responsibility for make any control of the city of Frisco, as presently the private of the city of Frisco, as presently in the control of the city of Frisco, as presently in the city of Frisco, as presently in effect or as some may be hardered and replacement thereof shall be burne by specifications of the city of Frisco, as presently in effect or as some may be hardered and replacement that the control of the city of Frisco, as presently in effect or as some may be hardered by specifications of the city of Frisco, as presently in effect or as some may the responsibility for any other sessoriation or other organization of the city of Frisco, as presently in effect or as some may the harder the city of Frisco, as presently in effect or as some may the harder the city of Frisco, as presently in effect or as some may the responsibility of the city of Frisco, as presently in the city of Frisco, as presently in effect or as some may the city of Frisco of the city of Frisco, as presently in effect or as some may the city of Frisco of the city of Frisco, as presently in effect or as some may the city of Frisco of the city of Frisco o

Authorized Signature
Creekside Land Company, Ltd.

STATE OF TEXAS \$
COUNTY OF DENTON \$

BEFORE me, the undersigned authority, a Notary Public for the this day personally appeared officer whose name is subscribed to the foregoing instrument to me that he executed the same for the purposes and consexpressed and in the capacity therein stated.

Given under my hand and seal of officer. for the State to me to be th strument, and and considerat 2009.

R'S CERTIFICATE

by certify that I prepared this of the survence of the subdivision Regulation with the Subdivision Regulation nd the land der my City

Dated this _____ day of _____ RELEASED 08/20/09 FOR REVIEW PURPOSES DOCUMENT SHALL NOT BE RECORDED FOR ,

STATE OF TEXAS \$ COUNTY OF COLLIN \$

BEFORE me, the undersigned authority, a Notary Public for the Stathis day personally appeared Douglas S. Loomis, known to me to be officer whose name is subscribed to the foregoing instrument, and to me that he executed the same for the purposes and consider expressed and in the capacity therein stated.

Given under my hand and seal of office this the _____, day of ______ te t nd ra e of Texas the persor d acknowle

day / of

LINE TABLE

TABLE

This plat is hereby adopted by the Owners and approved by the City of Frisco (Called "City") subject to the following conditions which shall be binding upon the Dwarrs, their hairs, grantees, successors and assigns: The Portion of Block B, as shown on the plat is called "Drainage and Floodway Easement". The Drainage and I times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and poperation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No construction of any type of building, fence or any other structure within the Drainage and Floodway Easement, as herein above defined, unless approved by the City to any damage to private property or person that city Engineer. Provided, however, it is understood that in the event it becomes receiving any type of drainage structure in order to improve the storm drainage that my be occasioned by drainage in or adjacent to the subdivision, then in such event, the City shall have the right to enter upon the Drainage and Floodway Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Floodway Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to allowing the Drainage and Floodway Easement clean and free of debris, silt, and any undesirable conditions which may occur. The natural drainage through the Drainage and Floodway Easement of the subject to storm water overflow the city of the subject to storm water overflow the subject to all platting ordinances, rules, regulations and the city of here of any task of the city of the subject

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Notary Public in and for the State of Texas

SURVEYOR'S CER

Know All Men By These Presents:

That I, Douglas S. Loomis, do hereby certify field notes made a part thereof from an actua and that the corner monuments shown thereo personal supervision, in accordance with the S of Frisco, Texas.

Douglas S. Loomis, Registered Profess Survey Consultants 811 E. Plano Parkw Plano Texas 75074 (972) 424-7002 s, ssional Land ts, Inc. kway, Suite 1

te of Texas

APPROVAL

Approved this Commission of

MONUI hereon are s otherwise ENTATION 5/8" iron ro

COORDINA reon are State Plane of 1983 (NAD83).

CREEKSIDE LAND COMPANY, LTD.
2629 Dickerson Parkway
Suite 110
Carrollton, Texas 75007
(972) 242-1770

OWNERS CERTIFICATE (PRIVATE STREET) 11. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City. Landscaping may be placed in/or near other easements with city approval. The City and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Frisco is not responsible for replacing any improvements in under, or over any easements caused by maintenance or repair. 12. Invalidation of any word, phrase, sentence, paragraph, covenant or restriction by court judgement or otherwise, shall not affect the validity of the other covenants or restrictions contained herein. DRAINAGE AND FLOODWAY EASEMENT THE STATE OF TEXAS \$ COUNTY OF FRISCO \$ L.

NUMBER
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N 54°06'42" E 4.03' | N 54°06'42" E 4.03' | N 64°06'42" E 44.39' | N 67°09'51" E 55.89' | N 67°09'51" E 55.89' | N 67°09'51" E 55.89' | N 60.67' | N 89°29'26" E 51.93' | N 89°29'26" E 51.93' | N 89°51'42" E 51.93' | N 89°51'42" E 51.93' | N 46°17'45" E 53.15' | S 43°42'15" E 50.00' | S 43°42'15" E 50.00' | S 51°52'43" E 50.00' | S 51°52'43" E 50.00' | S 59°36'20" W 60.35' | N 80°45'58" W 66.47' | N 80°45'58" W 66.47' | N 80°45'58" W 66.47' | N 60.35' | N 60.02' | N 60.68' | N 60.68' | N 60.68' | E 60.68' | N 60.68' | N 60.68' | E 60.68' | N 60.68' | N 60.68' | E 60.68' | N 60.68' | N 60.68' | E 60.68' | N 60.68' | N 60.68' | E 60.68' | N 60.

N 76°38'15" E

N 65°16'23" E

N 44°06'52" E

S 08°53'14" E

S 08°53'14" E

S 78°19'32" W

S 11°01'44" E

N 50°31'15" E

N 50°31'15" E

N 79°41'31" W

S 89°03'18" E

N 70°31'15" E

N 89°29'26" W

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N 70°00'16" E

N 70°00'16" E

N 70°35'54" E

N 44°12'05" E

N 47°11'18" E

N 47°11'18" E

N 61°07'48" E

N 86°44'50" E

S 67°57'43" E

14.01'
21.34'
21.34'
13.94'
14.52'
29.16'
71.68'
24.55'
130.45'
8.92'
7.28'
8.92'
7.28'
8.92'
7.28'
88.52'
117.46'
11.38'
75.51'
175.32'
66.13'
221.51'
60.31'
28.16'
35.65'

TABLE

DELTA

05°13'03"

00°54'49"

10°40'32"

26°48'24"

04°14'54"

03°48'45"

36°46'06"

29°39'57'14"

11°44'10"

17°12'47"

40°49'31"

04°18'08"

09°11'41"

01°33'10"

09°59'35"

19°59'10"

19°59'10"

20°59'35"

20°55'42"

21°09'30"

Open Space (H O A) Lots shall be **NOTES** owned and maintained by the Association

Selling a portion of this ordinance and state law abuilding permits. addition by metes and bounds is a violation of city and is subject of fines withholding of utilities and

Ornamental metal fence is adjacent to flood plain.

required

along

rear

and

side

property lines of

lots

By graphic plotting only, the properties / zones as indicated on domanagement Agency, entitled "Flood and Incorporated Areas, Map Number 48 pperty described hereon lies in the following documents issued by the Federal Emergency Insurance Rate Map, for Collin County, Texas 48085C0245J, Map Revised Date, June 2, 2009: STATEMENT

Special Flood Hazard Area (SFHAs) Subject To Inundation By The 1% Annual Chance Flood-The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

Zone areas can be Zone "X" (shaded)-Areas of 2% annual chance flood; areas of 1% annual flood with average depths of less than 1 foot or with drainage areas less square mile; and areas protected by levees from 1% annual chance flood.

Zone "X"-Areas determined to be outside the 0.2% annual chance floodplain. "AE"-The floodway is the channel of a stream plus any adjacent floodplain that must be kept free of encroachment so that the 1% annual chance flood e carried without substantial increases in flood heights.

The 100-Year Ultimate Floodplain is based on flood study Panther Creek Tributary No. 1 and Tributary PC-1A performed dated December 2003. PLAT of Panther Creek, by Carter & Burgess,

LATERA PHASE 2-A

1.8637

38 RESIDENTIAL L BLOCK B, LOTS 8 -LOTS 46, 7 ACRES
- 2 OPEN SPACE
BLOCK D, LOTS 10 LOTS 10 - 1

GEORGE CITY (CITY out of WILCOX SURVEY, ABSTRACT OF FRISCO, COLLIN COUNTY, CITY PROJECT No. PP06-001 0017 No. 97 TEXAS 97

PROJECT INFORMATION
Date of Survey: 04/10/2006
Date of Drawing: 08/20/2009
Job Number: 06101171
Drawn By: M.M.D.
File: Final Plat.Dwg
SHEET 2 OF 2



811 E. Plano Parkway Suite 117 Plano, Texas 75074 (972) 424-7002 Voice (972) 633-1702 Fax WWW.SurveyConsulta